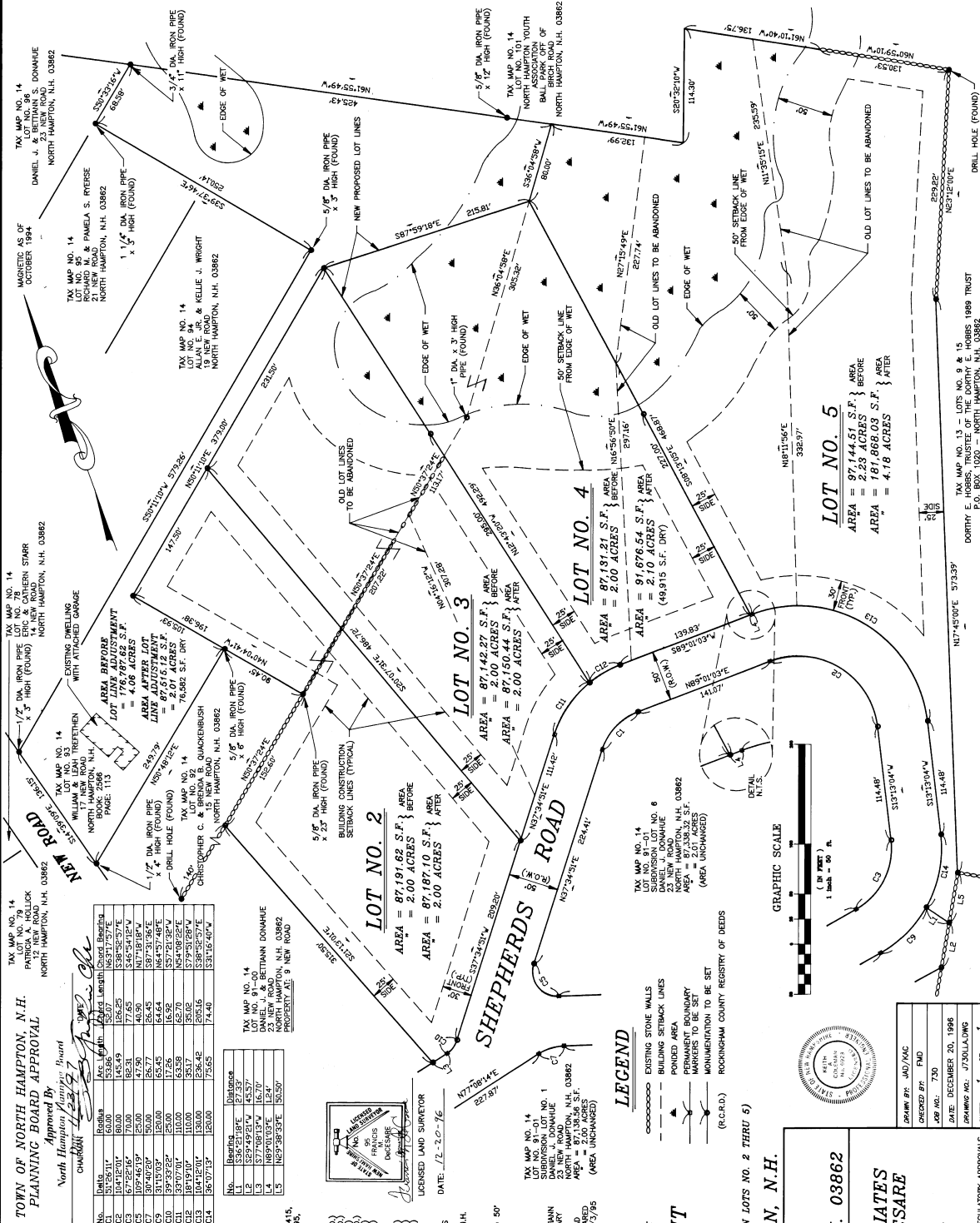


JUN 27 2 07 PM '77 0003486



A-25189

**PREPARED BY:**  
**J.A. DAVIS & ASSOCIATES**  
**& FRANCIS M. DECESARE**  
**JOINT VENTURE**  
**5 HEATHER ROAD**  
**ELIOT, ME. 03903**  
**(207) 439-2644**

---

## ROCKINGHAM COUNTY CONSERVATION DISTRICT

---

2 September 2010

Richard Mabey, Code Enforcement Officer  
Town of North Hampton  
233 Atlantic Avenue  
North Hampton, NH 03862

RE: Fran Ambrose  
19 New Road  
Tax map/lot: 14-94  
RCCD # NH14-94-L10

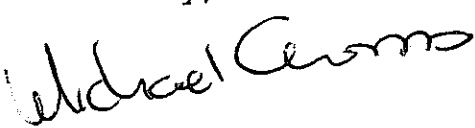
Dear Mr. Mabey;

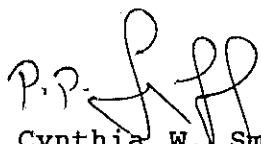
On this date I inspected this property for a replacement wastewater disposal system. The designer representing the owner was Ann Bialobrzski of Stockton Services. Ms. Ambrose was present.

As the result of this investigation, it was found that the sewage effluent which surfaces occasionally in Ms. Ambrose's back yard is originating at the house next door, #21 New Road. This was proven to my satisfaction when we uncovered a 4" perforated PVC pipe leading from the side property line between #19 and #21 New Road. This pipe contained sewage effluent and the slope of the pipe is such that it can not be coming from the Ambrose home. Based on the type of pipe, we surmise it was installed/repared no earlier than the 1970's. I understand there is no easement for sewage disposal by #21 New Road on this lot. I understand the two lots were one until the 1930's, and the owners of the two lots were related, until the lots were sold out of the family, perhaps in the 1980's.

Ms. Ambrose understandably expects the owners of #21 New Road to correct this illegal use and unhealthy situation promptly, and will be looking to the Health Officer to assist her in this matter.

Sincerely,

  
Michael Cuomo  
NH Certified Soil Scientist #6  
NH Certified Wetland Scientist #4  
NH Designer #788

  
Cynthia W. Smith  
Chairman, Board of Directors



Garage Bldg permit 1983 } Building  
Garage Bldg permit 1989 } File  
71-74<sup>+</sup> added up

Alden  
broken  
baffles

FB 600

Map 14 Lot 94

9/2

8:00

rest of

5090-2672

14-76-2

14-78

14-93

14-96

14-95

14-94

14-91-4

14-91-3

14-91-2

14-92

14-91

14-91-1

25189

128'  
LOT WIDTH



Powered by Vision Appraisal Technology



MBLU :

014/ 094/ 000 / /

Location:

19 NEW RD

Owner Name:

AMBROSE FRANCES M

Account Number:

014-094-000

**Parcel Value**

Item	Appraised Value	Assessed Value
Buildings	151,600	151,600
Xtra Bldg Features	4,600	4,600
Outbuildings	0	0
Land	157,400	157,400
<b>Total:</b>	<b>313,600</b>	<b>313,600</b>

**Owner of Record**

AMBROSE FRANCES M

**Ownership History**

Owner Name	Book/Page	Sale Date	Sale Price
AMBROSE FRANCES M	5090/2672	2/22/2010	0
AMBROSE FRANCES M & JOHN W	4165/2059	9/30/2003	363,000
VASAPOLLI STEPHEN G & DEBRAS	3238/2018	9/16/1997	155,000
WRIGHT ALLAN E JR & KELLIE J	1/ 1	1/1/1900	0

**Land Line Valuation**

Size	Zone	Appraised Value	Assessed Value
1.56 AC	R1	157,400	157,400

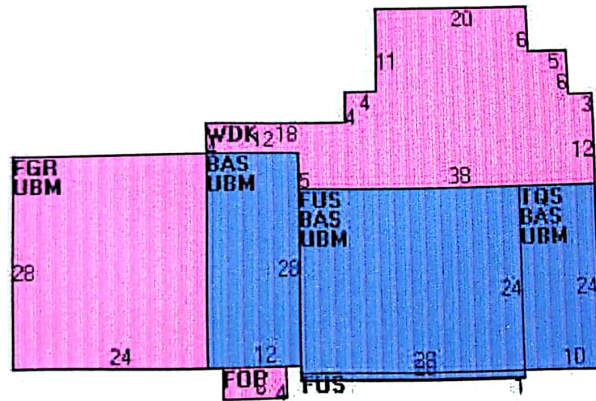
**Construction Detail**

Building # 1	Stories: 2 Stories	Exterior Wall 1 Vinyl Siding
STYLE Colonial		

**Appraised Value**  
4600

## Units

**Appraised Value**



**Gross Area**  
1248  
672  
32  
700  
240

**Living Area**  
1248  
0  
0  
700  
180

Roof Structure: Gable/Hip	Roof Cover Asph/F Gls/Cmp	Interior Wall 1 Drywall/Sheet
Interior Flr 1 Carpet	Heat Fuel Oil	Heat Type: Hot Water
AC Type: None	Total Bedrooms: 03	Total Bthrms: 1
Total Half Baths: 0		

**Building Valuation**

Living Area: 2,128 square feet	Year Built: 1930	Depreciation: 32%
Building Value: 151,600		

Call Krista @ work

**Chr. Co Construction Services, Inc**

d/b/a Philbrick Septic Tank Service

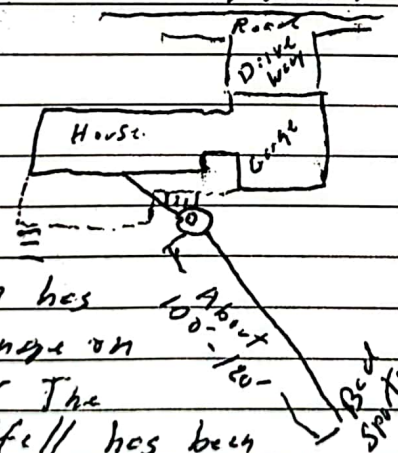
3607 Lafayette Road, Suite 4

Portsmouth, NH 03801

(603) 436-0315 Fax (603) 431-2360

Due to Aug 2 2010 Noisy

Tuesday

SOLD BY <i>Office</i>		DATE <i>Aug. 3, 2010</i>	
NAME <i>Frances Ambrose.</i>			
ADDRESS <i>19 New Rd.</i>		PHONE <i>207 438 6193 W</i>	
CITY <i>N. Hampton. NH</i>		<i>9646920 H</i>	
<input type="checkbox"/> CASH <input checked="" type="checkbox"/> CHARGE <input type="checkbox"/> MERCHANDISE RETURNED <input type="checkbox"/> C.O.D. <input type="checkbox"/> PAID OUT <input type="checkbox"/> PAID ON ACCOUNT			
QTY.	DESCRIPTION	PRICE	AMOUNT
1	<i>Pump Septic Tank.</i>		
2	<i>500 gal</i>		<i>180 00</i>
3			
4	<i>She has a bad spot about</i>		
5	<i>100'-120' from her 500 gal</i>		
6	<i>Septic Tank I told her,</i>		
7	<i>She needs a know system</i>		
8			
9			
10			
11			
12			
13	<i>Septic Tank has</i>		
14	<i>a 2" exchange on</i>		
15	<i>it down 2" The</i>		
16	<i>out let Boffell has been</i>		
RECEIVED BY <i>6/1/10, before</i>		TOTAL	<i>180 00</i>

3808

THANK YOU

*on site  
9/2-  
bad spot is  
from house  
next door  
found pipe*



BK 5090 PG 2672



This is a transfer pursuant to a final decree of divorce and pursuant to RSA 78-B:2(XIII) is, therefore, exempt from NH Real Estate Transfer Tax and LCHIP

### QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that John W. Ambrose, unmarried ("Grantor"), having an address of 1205 White Cedar Blvd., Portsmouth, NH 03801 for consideration paid, grants to Frances M. Ambrose ("Grantee"), having an address of 19 New Road, North Hampton, NH 03862 with **QUITCLAIM COVENANTS**, the following described premises:

A certain parcel of land situated in said North Hampton on the New Road; so-called, and being bounded and described as follows:

Westerly by the New Road 95.00 feet; northerly by land formerly of Dalton, and now or formerly of Reginald R. Wright, said bound being parallel to the southerly bound hereinafter mentioned 95.00 feet from the southerly bound on the road and 90.00 feet from the southerly bound on the east side of the granted premises; easterly by land now or formerly of Edward M. Smith 90.00 feet; southerly by land of Edward M. Smith 579.00 feet said parcel containing one acre, more or less. The corner bounds of the granted premises are designated on the land by iron pipes driven into the ground together with any buildings thereon.

Also, a certain parcel of land with the buildings thereon adjacent to parcel (10) bounded and described as follows:

Beginning at the southwesterly corner of the premises conveyed in paragraph 1 above; thence running by New Road, so-called in a northwesterly direction 38.00 feet to a point at land now or formerly of Emily Wright; thence turning and running in a generally northeasterly direction along other land now or formerly of Emily Wright to a point at land now or formerly of Edward M Smith; thence turning and running in a southeasterly direction 38.00 feet to a point at land conveyed to Wright in a paragraph 1; thence proceeding along said northerly boundary of the premises granted in paragraph 1 in a westerly direction to the point of beginning.

Said parcel is conveyed pursuant to Divorce Decree, dated December 31, 2009, in

007014

2010 FEB 22 AM 10:38

ROCKINGHAM COUNTY  
REGISTRY OF DEEDS

BK 5090 PG 2673

the matter of Frances Ambrose and John Ambrose, Rockingham County, Portsmouth  
Family Division Docket No. 670-2008-DM-00322.

I, John W. Ambrose, said Grantor, release to said Grantee all rights of homestead and any other interests therein.

Meaning and intending to described and convey the same premises conveyed to Frances M. Ambrose and John W. Ambrose by Warranty Deed of Stephen G. Vasapolli and Debra S. Vasapolli dated September 30, 2003 and recorded on October 1, 2003 at the Rockingham County Registry of Deeds at Book 4165, Page 2059.

EXECUTED this 22 day of January, 2010.

John Ambrose      John Ambrose  
Witness      John Ambrose

STATE OF NEW HAMPSHIRE  
COUNTY OF ROCKINGHAM, ss

On this the 22 day of January, 2010, before me the undersigned officer, personally appeared John Ambrose, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and acknowledged that he/she executed the same for the purposes therein contained.

Notary Public/Justice of the Peace  
Printed Name: \_\_\_\_\_  
My Commission expires: \_\_\_\_\_



2003 ↑ 4165-2059  
Vasapolli

1997  $\uparrow$  3238-2018

1 1 3255 212  
Allan B. Right Jr  $\frac{1}{2}$  Kellie Jean  
single single

1992 ↑ 2946-1637

12-1-21101257  
Allan E & Nancy A Wright

1971  $\uparrow$  2099-209

2064-301

Reginald R. Wright April 1971

1948 1115-462 90 AC 579 90

Rudolph  $\frac{1}{2}$  Emily R Wright,  $\uparrow$

1944 ↑ 1014-462

Carmet Hackett

1940 ↑ " 979-040  
L.D. For

Emmace L Dalton  
Harrison Weare Dalton ← 931-16  
1938

Emily R. Wright

38 38

~~3AC~~ copy

Katharine Perkins

1936  
I & J 919-139

same ~~1936~~ 919-13  
Carr H &  
Lawrence C



2122 153

# Know All Men By These Presents

11 4 05 PM '72

ROCKINGHAM COUNTY  
REGISTRY OF DEEDS

02282

THAT I, Reginald R. Wright, as Conservator of Emily R. Wright, both North Hampton, County of Rockingham, The State of New Hampshire, ~~do hereby certify that the within and foregoing instrument is a true and correct copy of the original as the same appears from the records of the said County of Rockingham, State of New Hampshire.~~

XX by the power conferred by License of ~~the Probate Court of the County of Rockingham, State of New Hampshire.~~

dated December 7, 1971, and by Decree of said Court to sell to said Reginald R. Wright, individually, for his own personal use, granted February 8, 1972, and every other power, for EIGHTEEN THOUSAND DOLLARS (\$18,000.00), grant to Reginald R. Wright aforesaid and Madeline P. Wright, husband and wife, as joint tenants with rights of survivorship, of said North Hampton,

A certain parcel of land with the buildings thereon, situated in North Hampton, Rockingham County, State of New Hampshire, on the Easterly side of New Road, so-called, bounded and described as follows:

Beginning at the Southwesterly corner of the described premises at an iron pipe at land of Reginald R. Wright; thence running by New Road, so-called, in a Northerly direction one hundred forty (140) feet to land now or formerly of Edward M. Smith; thence turning and running Easterly by said Smith land four hundred sixty-seven (467) feet to other land of said Smith; thence turning at a right angle and running Southerly by said Smith land one hundred twenty-two (122) feet to land of said Reginald R. Wright at an iron pipe driven into the ground; thence turning and running Westerly by said Reginald R. Wright land to the point of beginning at said New Road.

The described premises are a portion of the premises conveyed to Emily R. Wright and Rudolph A. Wright as joint tenants with rights of survivorship by Lawrence C. Hackett and Carrie H. Hackett by their deed dated September 7, 1940 recorded in Rockingham Registry of Deeds, Book 959, Page 430, the said Rudolph A. Wright having deceased on the 8th day of July 1959 at said North Hampton, New Hampshire.

Witness my hand and seal this 11<sup>th</sup> day of February, 1972.

WITNESS  
*Reginald R. Wright*

By: *Reginald R. Wright*  
Conservator for Emily R. Wright

STATE OF NEW HAMPSHIRE

COUNTY OF ROCKINGHAM

On this the 11<sup>th</sup> day of February, 1972, before me, the undersigned officer, personally appeared Reginald R. Wright as Conservator for Emily R. known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained, in his capacity aforesaid.

In witness whereof I hereunto set my hand and official seal.

*Reginald R. Wright*  
Justice of the Peace

Title of Officer.

STATE OF NEW HAMPSHIRE  
TAX ON TRANSFER  
OF REAL PROPERTY  
FEB 11 '72  
18.00

\$3.00  
rev.

Book 0819 Page 0139

139.

# Know all Men by these Presents,

THAT I, Katherine Perkins of North Hampton, in the County of Rockingham, and State of New Hampshire

in consideration of One dollar and other consideration  
Laurence C. Backett of Hampton, in said County and State

to me paid by

Perkins  
to  
Backett

the receipt whereof I do hereby acknowledge, have given, granted, bargained, sold, and conveyed  
and do for my self and my heirs, by these presents, give, grant, bargain, sell, and convey unto  
the said grantee, his heirs and assigns, forever,

Del to

A certain parcel of land, with the buildings thereon, situate in said North Hampton, and bounded as follows: Westerly by the highway known as "New Road" measuring two hundred seventy-three (273) feet; Northerly by land of Edward M. Smith four hundred sixty-seven (467) feet; Easterly by land of Edward M. Smith two hundred fifty (250) feet and Southerly by land of Edward M. Smith five hundred seventy-nine (579) feet. The Southerly line of the parcel is thirty (30) feet Northerly from the North row of apple trees in the orchard of Edward M. Smith and parallel thereto. The Northerly line of the parcel if two hundred fifty (250) feet distant from the Southerly line measuring at right angles thereto, and is parallel therewith. The area of the parcel herein conveyed is by measurement three acres.

Being the same premises conveyed to Raymond O. Hobbs by deed of Edward M. Smith, dated December 27, 1926, and recorded in Rockingham County Registry of Deeds, Book 819, Page 401 and the same premises conveyed to this grantor by deed under power of sale of The Exeter Cooperative Bank, dated May 29, 1934, and recorded in said Registry, Book 895, Page 363.

Taxes for the year 1936, to be assumed by the grantee.

To have and to hold the aforesaid premises, with all the privileges and appurtenances therunto belonging to the said grantee his heirs and assigns, to their use and behoof forever. And I do covenant with the said grantee his heirs and assigns; that I am lawfully seized in fee of the afore-described premises; that they are free of all incumbrances; that I have good right to sell and convey the same to the said grantee in manner aforesaid; and that I and my heirs will warrant and defend the same premises to the said grantee his heirs, and assigns, forever, against the lawful claims and demands of all persons.

And I Roger M. Perkins, husband of the grantor by the courtesy in consideration aforesaid, do hereby relinquish my right ~~of~~ in the before mentioned premises. And we, and each of us, hereby release our several rights of Homestead in said premises, under and by virtue of any law of this State.

In Witness whereof we have hereunto set our hands and seal this twenty-ninth day of August in the year of our Lord one thousand nine hundred and thirty-six.

SIGNED, SEALED AND DELIVERED IN PRESENCE OF US:

Richard E. Shute

Katherine Perkins (L.S.)

Roger M. Perkins (L.S.)



430

430

# Know all Men by these Presents

THAT we, Lawrence C. Hackett and Carrie H. Hackett, both of Hampton in the County of Rockingham in The State of New Hampshire

Hackett  
et ux  
to

Wright  
et ux

Del. to  
G.R.Scammon

In consideration of one dollar

to us paid by

Rudolph A. Wright and Emily R. Wright, both of Portsmouth in the County of Rockingham in The State of New Hampshire

the receipt whereof we do hereby acknowledge, have given, granted, bargained, sold, and conveyed and do for ourselves and our heirs, by these presents, give, grant, bargain, sell, and convey unto the said Rudolph A. Wright and Emily R. Wright as joint tenants ~~with the right of survivorship and not as tenants in common, their assigns, the survivor of them and the heirs and assigns of the survivor forever, their heirs and assigns, forever,~~

A certain parcel of land with the buildings thereon, situate in said North Hampton on the Easterly side of New Road, so-called, and bounded and described as follows: Beginning at the Southwesterly corner of the granted premises at an iron pipe at land of one Dalton and thence running by New Road, so-called, in a Northerly direction one hundred seventy eight feet to land of Edward M. Smith; thence turning and running Easterly by said Smith land four hundred sixty seven feet to other land of said Smith; thence turning at a right angle and running Southerly by said Smith land one hundred sixty (160) feet to land of Dalton at an iron pipe driven into the ground; thence turning and running Westerly by said Dalton land to the New Road at the point of beginning.

Being a portion of the premises conveyed to Lawrence C. Hackett by Katherine Perkins by her deed recorded in Rockingham County Registry of Deeds, Book 919, Page 136.

To have and to hold the aforesaid premises, with all the privileges and appurtenances thereunto belonging to the said grantee and their heirs and assigns, to their use and behoof forever. And we do covenant with the said grantee and their heirs and assigns; that we are lawfully seized in fee of the aforesaid premises; that they are free of all incumbrances; that we have good right to sell and convey the same to the said grantee in manner aforesaid; and that we and our heirs will warrant and defend the same premises to the said grantee, and their heirs, and assigns, forever, against the lawful claims and demands of all persons. Whomsoever.

And we, Lawrence C. Hackett and Carrie H. Hackett, husband and wife

in consideration aforesaid, do hereby relinquish all our right of dower in the before mentioned premises.

And we, and each of us, hereby release our several rights of Homestead in said premises, under and by virtue of any law of this state.

In Witness whereof we have hereunto set our hands and seals, this 7th day of September in the year of our Lord one thousand nine hundred and forty.

SIGNED, SEALED AND DELIVERED IN PRESENCE OF US:

George R. Scammon to both

Lawrence C. Hackett (L.S.)

Carrie H. Hackett (L.S.)

STATE OF NEW HAMPSHIRE, ROCKINGHAM

ss. September 7, 1940

Then the above named Lawrence C. Hackett and Carrie H. Hackett

acknowledged the above instrument to be their free act and deed.  
Before me,

personally appearing,

.....George R. Scammon.....Justice of the Peace

467  
178

Consideration under \$100.00

2064 301

# DEED OF WARRANTY

I, EMILY R. WRIGHT, widow

of North Hampton Rockingham County, State of

New Hampshire, for consideration paid, grant to Reginald R. Wright

New Road

(Street Address)

North Hampton

(Town or City)

Rockingham County, State of

New Hampshire, with WARRANTY covenants, the following

described premises:

(Description of land or interest being conveyed: incumbrances, excepting reservations, if any)

A. certain parcel of land situate in said North Hampton on the New Road, so-called, and being bounded and described as follows:

Beginning at the Southwesterly corner of the premises now owned by the Grantee and thence running by New Road, so-called, in a Northwesterly direction thirty-eight (38) feet to a point at land of the Grantor, Emily Wright; thence turning and running in a generally Northeasterly direction along other land of the Grantor, Emily Wright, to a point at land now or formerly of Edward M. Smith; thence turning and running in a Southeasterly direction thirty-eight (38) feet to a point at other land of the Grantee; thence turning and running in a Southwesterly direction along other land of the Grantee to the point of beginning.

Meaning and intending to convey a portion of the premises conveyed to Rudolph A. Wright and Emily R. Wright by deed of Lawrence C. Hackett and Carrie H. Hackett, dated September 7, 1940, and recorded in Book 959, Page 1430 of the Rockingham County Registry of Deeds. Emily Wright is the surviving widow of Rudolph A. Wright.

WITNESS my hand and seal this day of April 19 71.

Witness:

STATE OF NEW HAMPSHIRE  
Rockingham ss.

Emily R. Wright

Apr 11 19 71

Personally appeared and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me,



Parent 1936 (1926) 8/2401  
1926

1/6

273  
10 38 178

parallel

1971

579.00

At NORTH END OF APPLE TREES

467

25

091

असु

00.00

38

Jeanne Fuller  
2003 ↑ 4337-1727

Richard M. Ryerse  
Pamela S.

1991 ↑ 2878-2747

John E. & Barbara M.  
Howard

1983 ↑ 2434-1656

Peter C. Gruber & Jennifer Seip

tenancy  
see 271-2898

1977 ↑ 2285-1908

Leonard & Mary Terabeck

1974 ↑ 2217-1294

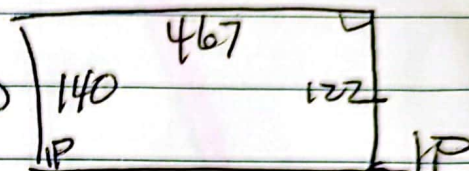
Reginald R. Wright

Madeline P. Wright

1972 ↑ 2122-153

conservator of Emily Wright  
fiduciary deed of Reginald R. Wright

Edw Smith





9/2 AMBROSE

Mike Cuomo  
Chris T  
FRAN  
me

exposed leaching  
pipe at site  
of bleedout  
but back

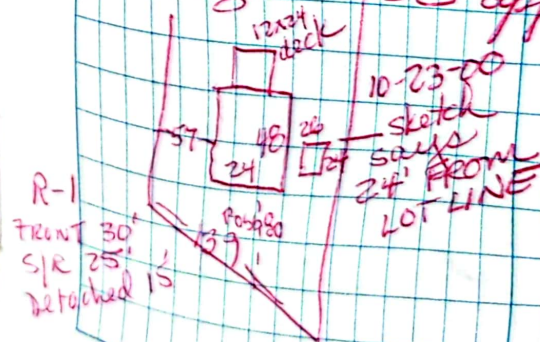
14-94 Ambro

14-95 Jeanne  
Fuller  
21 New

14-96 Jerome &  
Melinda Ful  
21 New R

14-95 folder -  
Scott Maylan  
on building plan  
Correll Assoc

Replace old  
Garage 2000 applicant Rick  
Eyer



letters  
from Doris  
Christen  
16 New R